

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 95 St. Joseph Street

Date: May 24, 2022

To: Toronto Preservation Board

Toronto East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: University-Rosedale - Ward 11

SUMMARY

This report recommends that City Council approve the alterations proposed for St. Basil's Seminary (designated under Part IV of the Ontario Heritage Act) in connection with the development of the subject property. The development is the subject of an Official Plan Amendment and a Zoning By-law Amendment application under the Planning Act.

The property contains St. Basil's Seminary, now known as the Cardinal Flahiff Basilian Centre, which is an important example of the work of the great, 20th-century Canadian architect and engineer, Ernest Cormier (1885-1980). Cormier's other notable commissions include the Supreme Court of Canada building in Ottawa. The four-storey seminary complex was completed in 1951 as part of the Basilian Fathers centennial project to expand St. Michael's College. The seminary expresses Cormier's characteristic balance of Modernism with tradition and the St. Basil's Seminary Chapel interior, is especially significant as representative of Cormier's work. The property also contains Newman Hall Chapel, designed in 1913 by Arthur W. Holmes.

The development application proposes a 39-storey, mixed-use tower with a 12-storey podium that incorporates a portion of St. Basil's Seminary and relocates the interior Seminary Chapel. The retained portions of the Seminary are proposed to be restored in the alternative location with minor modifications to support the new interior programming. The Newman Hall Chapel is proposed to be demolished. Overall, the alterations conserve the onsite and adjacent heritage properties and are consistent with the existing heritage policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council consent to the application to alter the designated property at 95 St. Joseph Street, with conditions, under Part IV, Section 33 of the Ontario Heritage Act for the reasons stated in the report (May 24, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning and with such alterations substantially in accordance with the plans and drawings dated October 20, 2021 prepared by CORE Architects Inc. on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment prepared by ERA Architects Inc. dated March 10, 2022 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with an approved Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following conditions:

a. That the related site specific Official Plan Amendment and Zoning By-law Amendment have come into full force and effect.

b. That the owner:

1. Enter into a Heritage Easement Agreement with the City for the property at 95 St. Joseph Street in accordance with the plans and drawings dated October 20, 2021 prepared by CORE Architects Inc., and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment prepared ERA Architects Inc., dated March 10, 2022, and in accordance with the Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning, including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 95 St. Joseph Street prepared by ERA Architects Inc., dated March 10, 2022, to the satisfaction of the Senior Manager, Heritage Planning.

3. Recommendation b. 1. and 2. above are required to be satisfied prior to the introduction of the bill for any Zoning By-law Amendment related to the property, unless other legal mechanisms are utilized so as to satisfy the City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

c. That prior to Site Plan approval for the proposed Official Plan Amendment and Zoning By-law Amendment for the property located at 95 St. Joseph Street, the subject owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide a Heritage Lighting Plan that describes how the exterior of the subject heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.
4. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
5. Submit a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning.
6. Provide full documentation of Newman Hall Chapel, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a USB flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the property at 95 St. Joseph Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building, as are acceptable to the Senior Manager, Heritage Planning, the related site specific Official Plan and Zoning By-law Amendments giving rise to the proposed alterations have come into full force and effect and the owner of the subject property shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2 including a description of materials and finishes, to be prepared by the project

architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation, lighting and interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 95 St. Joseph Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 95 St. Joseph Street.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of March 9, 2022, City Council stated its intention to designate the property at 95 St. Joseph Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 95 St. Joseph Street, (Reasons for Designation).

[Agenda Item History - 2022.PH31.12 \(toronto.ca\)](#)

At its meeting of April 24, 2019, the Toronto and East York Community Council adopted the item '95 St. Joseph Street - Official Plan Amendment and Zoning Amendment Application - Preliminary Report' and directed Staff to schedule a community consultation meeting for the lands pertaining to 95 St. Joseph Street.

The property at 95 St. Joseph Street is located within the study area of the University of Toronto St. George Campus - Official Plan Amendment and was identified for its heritage potential during a preliminary reported adopted by Council in 2018.

[Agenda Item History - 2018.TE34.88 \(toronto.ca\)](#)

BACKGROUND

Area Context

The property at 95 St. Joseph Street, containing St. Basil's Seminary which was completed in 1951, is part of the campus of the University of St. Michael's College, University of Toronto. The property is located on the south side of St. Joseph Street, west of Bay Street, in the historic Clover Hill neighbourhood and at the south-east corner of the University of St. Michael's College campus. The 1950-51 seminary building forms part of a collection of buildings constructed over 140 years which are cohesive in their low-rise scale and settings, and surround a sequence of landscaped spaces. To the east of St. Basil's Seminary is a high-rise condominium tower on Bay Street but, from the seminary to Queen's Park, St. Joseph Street is the main thoroughfare to pass through the St. Michael's College campus and it is lined with low-rise, institutional and house-form properties whose typical height is four stories. They have a consistent setback from the street providing for a landscaped setting of grass and mature trees.

Heritage Property

The property at 95 St. Joseph Street is designated under Part IV of the Ontario Heritage Act and has cultural heritage value as it contains St. Basil's Seminary, now known as the Cardinal Flahiff Basilian Centre, which is an important example of the work of the great, 20th-century Canadian architect and engineer, Ernest Cormier (1885-1980). Cormier's other notable commissions include the Supreme Court of Canada building in Ottawa. The four-storey complex was completed in 1951 as part of the Basilian Fathers centennial project to expand St. Michael's College. The seminary expresses Cormier's characteristic balance of Modernism with tradition and the St. Basil's Seminary Chapel interior is especially significant as a representative of Cormier's work. In its design and choice of materials the seminary is visually and symbolically connected with the historic 1850s St. Michael's College complex of St. Basil's Church and Odette Hall, as well as the historic Newman Hall Seminary Chapel which Cormier integrated into the new seminary design. Newman Hall Seminary Chapel was designed in 1913 by Arthur W. Holmes (1863-1944) who from 1895-1938 was the architect for numerous other buildings at St. Michael's as well as the author of its 1920s masterplan.

Adjacent Heritage Properties

The following heritage properties are adjacent to the development site. A number of other heritage properties not listed here are near the development site.

50 St Joseph Street

The property at 50 St. Joseph Street is north of the development site and contains St. Basil's Church. St. Basil's Church was constructed in 1855-6 and designed by William Hay. An addition was constructed in 1876 and the steeple in 1886. This property also includes the Cloverhill Wing of St. Michael's College (50 St. Joseph St), Phelan House (3 Elmsley Place), and Windle House (5 Elmsley Place). The property at 50 St. Joseph Street is designated under Part IV of the Ontario Heritage Act by City of Toronto By-law 50251-79, which was partially repealed through By-law 1236-2012.

1 Elmsley Place

The property at 1 Elmsley Place, also known as 96 St. Joseph Street, is north of the development site and contains a semi-detached house known as the Sir George Ross House, now Bellisle House, constructed in 1892 and designed by M.B. Aylesworth. An addition was constructed in 1897 and designed by Burke, Horwood & White. A second addition was constructed in 1903, also designed by Burke, Horwood & White. City Council listed this property on the City's Heritage Register on June 20, 1973.

Development Proposal

Official Plan Amendment and Zoning By-law Amendment applications have been submitted to permit the redevelopment of the property at 95 St. Joseph Street with a 39-storey, mixed-use tower with a 12-storey podium. The proposed development would retain the front façade of the existing building, remove the later 1979-80 projecting fourth-floor addition and restore the original façade features. The interior Seminary Chapel is proposed to be relocated to the western elevation of the site where it will no longer serve as an active place of worship. It is proposed to be an event space within the development. The remainder of the existing four-storey St. Basil's Seminary and the Newman Hall Seminary Chapel would be demolished.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure

- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here: <http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Conservation Strategy

The proposed development consists of a 39-storey, mixed-use tower with a 12-storey podium that partially retains St. Basil's Seminary and incorporates it as the base building. The principal elevation of the Seminary is proposed to be retained with partial return walls along the east and west side elevations. An additional portion of the east side wall is proposed to be reconstructed at the ground floor. The reconstructed portion of the east side wall will be a compatible new construction that is subtly differentiated in materiality in order to retain a sense of the three-dimensional integrity of the heritage building. The original Newman Hall and the existing 1979-80 external elevator core, accessible entrance and fourth storey addition are proposed to be demolished. The interior Seminary Chapel will be conserved as a whole, rotated 90 degrees, and relocated to the western elevation of the site where it will no longer serve as an active place of worship. A comprehensive conservation scope for the retained portions of the Seminary will be detailed in a Conservation Plan.

Proposed Alterations

Alterations are proposed to the retained portions of St. Basil's Seminary to facilitate its adaptive reuse. Three window openings along the principal elevation are proposed to be modified to accommodate barrier-free entrances with glass vestibule enclosures. The modifications for the entrances involve the removal of existing window sills and several courses of brick. Metal and glass canopies are proposed to be installed above

these new entrances for weather protection and to provide surface area for signage. Another larger canopy for weather protection is proposed at the northeast corner of the heritage façade. The canopies will be designed to be contemporary and compatible with the historic buff brick masonry.

Seminary Chapel Relocation

The relocated Seminary Chapel is proposed to be flanked by two atria running the full length of the Chapel walls. The purpose of the atria is to maintain the visibility of the Seminary Chapel's east and west elevations and to allow daylight to reach the leaded and stained glass windows, which are heritage attributes of the property. If the chapel were to remain in its original location, it would no longer be visible to the public and the stained glass windows would no longer be illuminated by daylight. A new glass entryway featuring segments of the retained Chapel walls is proposed at its new west elevation. The design of the entrance is contemporary and distinct to avoid creating a false impression that the Seminary Chapel was originally located at the western edge of the property. The exterior and interior heritage attributes of the Chapel will be conserved.

Newman Hall Chapel Demolition

The Newman Hall Chapel is proposed to be demolished to accommodate the proposed redevelopment of the site. This Chapel has been identified as having cultural heritage value and is included in the Statement of Significance for the property. However, its demolition will not be opposed within the context of the overall conservation strategy. The Chapel is not currently visible from the public realm with the exception of the rear wall, which can be partially viewed from St. Basil's Lane but is not a heritage attribute. The Chapel is currently used as a storage area and maintenance/woodworking shop and it is not publicly accessible. The demolition of Newman Hall Chapel will be mitigated through the salvage of materials; building documentation, including exterior photographs, archival drawings, and as-found drawings; and a substantial commemoration strategy in the Interpretation Plan.

Tower Design

The tower has a stepback of approximately 4.5 metres above the retained principal (north) façade of the heritage building. The stepback increases substantially above the central portion of the heritage façade as the lower portion of the tower, above the heritage facade, has a U-shape. The tower design features complementary symmetrical fenestration directly above the heritage façade, staggered balconies above that and staggered fenestration on the upper portion. High quality materials that are distinct from and compatible with the heritage building are proposed; the materials will include aluminum cladding, glass and masonry panels.

The design of the tower is partially informed by the proposed uses, which include a mixture of residential, commercial, and institutional uses. The access to the residential lobby is proposed along the western portion of the existing building's principal (north) elevation, while access to institutional space is proposed along the eastern portion of the principal (north) elevation of the existing building.

Adjacent Heritage Resource

The proposal conserves the cultural heritage value of the adjacent heritage properties across the street. These properties are 50 St. Joseph Street, which includes St. Basil's Church as well as the Cloverhill Wing of St. Michael's College (50 St. Joseph Street), Phelan House (3 Elmsley Place), and Windle House (5 Elmsley Place), and 1 Elmsley Place, also known as 96 St. Joseph Street, containing the Sir George Ross House, now Bellisle House. The proposed tower will have a visual impact on the historic character of the area that is established by the low-scale adjacent heritage properties; however, this impact is appropriately mitigated through the conservation strategy.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of St. Basil's Seminary as described in the Statement of Significance. The Interpretation Plan should also include a commemoration strategy for Newman Hall Chapel, as this building has cultural heritage value and is proposed to be demolished.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the St. Basil's Seminary will be lit so that its unique heritage character is highlighted.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the property at 95 St. Joseph Street, including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the St. Basil's Seminary at 95 St. Joseph Street and that the HEA be executed prior to the release of any permit for the development.

CONCLUSION

Staff are of the opinion that the proposal to alter the Part IV designated heritage property at 95 St. Joseph Street, to allow for the construction of a 39-storey, mixed-use tower with a 12-storey podium that incorporates a portion of St. Basil's Seminary and relocates the interior Seminary Chapel, has been designed to conserve many of the cultural heritage values, attributes and character of the heritage property. As such, heritage planning has concluded that the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Staff support the proposed retention strategy and alterations for the heritage property within the specific context of the conservation and mitigation strategies employed in the overall redevelopment of the site. In order to take advantage of Council's consent under Section 33 of the Ontario Act the related site specific Official Plan and Zoning By-law Amendments giving rise to the proposed alterations must be enacted by City Council or otherwise come into full force and effect.

CONTACT

Kristen Flood, MCIP, RPP
Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-2957; fax: 416-392-1973
E-mail: Kristen.Flood@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

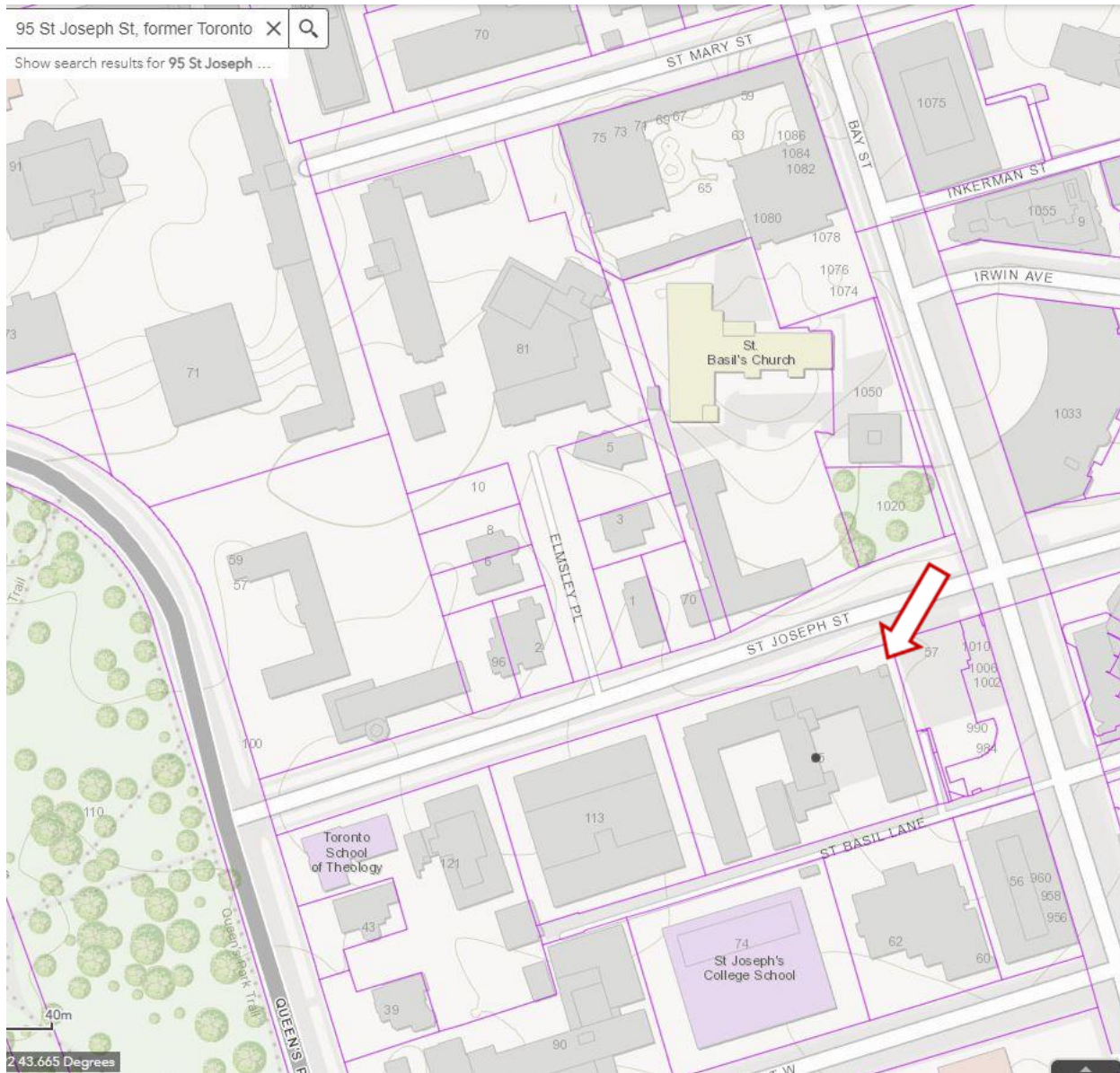
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

95 St. Joseph Street

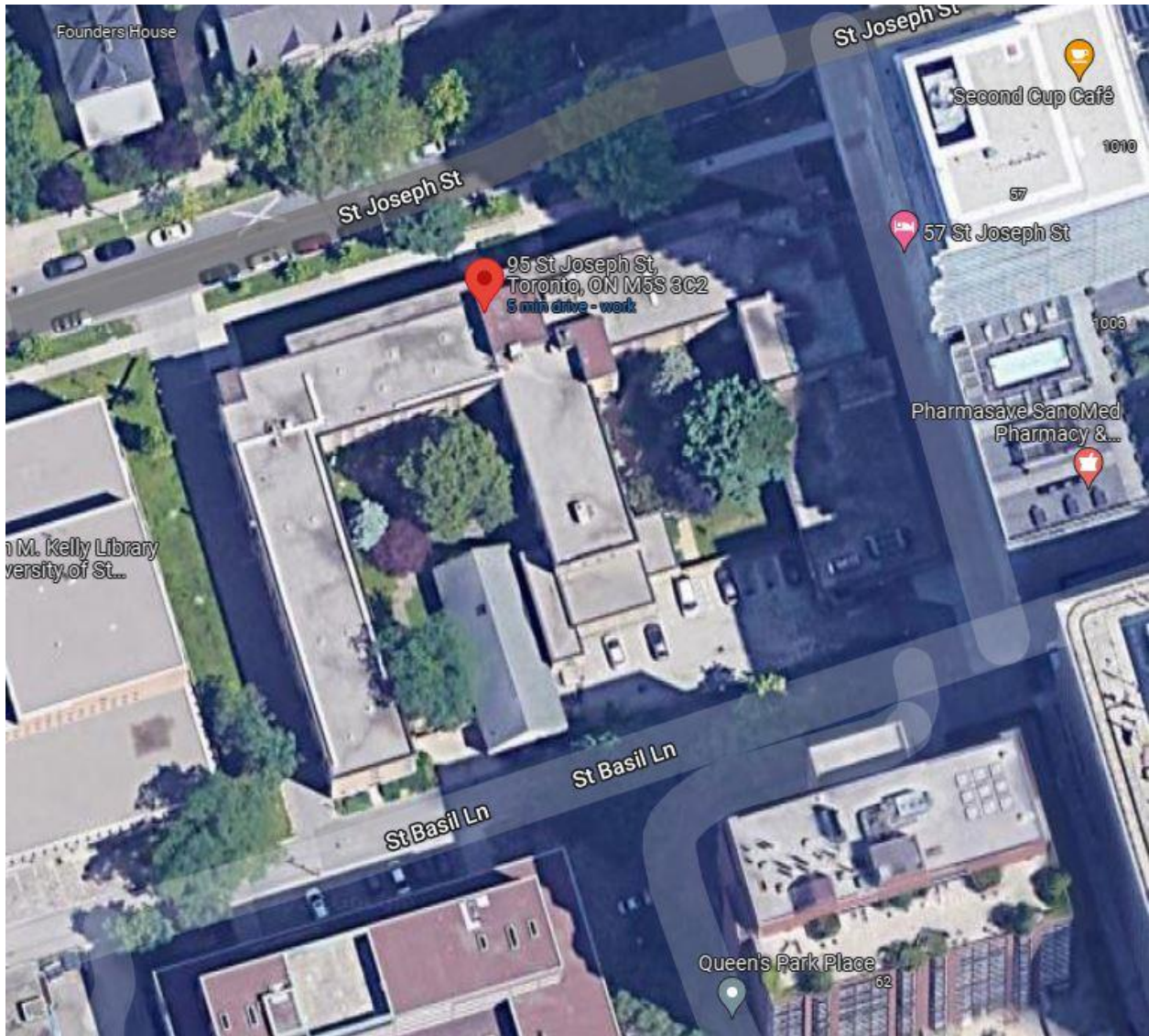


City of Toronto Map: showing the subject property's location and approximate boundaries with the building footprint at 95 St. Joseph Street. This location map is for information purposes only; the exact boundaries of the property is not shown. North is at the top of the map.

AERIAL PHOTOGRAPH

ATTACHMENT 2

95 St. Joseph Street



Aerial photograph showing the current condition of the subject property and its immediate context. (Google Maps, 2022)

PHOTOGRAPHS

ATTACHMENT 3

95 St. Joseph Street



1. St. Basil's Seminary, north elevation, entrance with later addition at the fourth floor level (Heritage Planning, 2021)



2. St. Basil's Seminary, side (east) and principal (north) facades with later additions including the two-storey extension (far left), 4th floor extension on the north elevation and the new single storey entrance. (Heritage Planning, 2021)



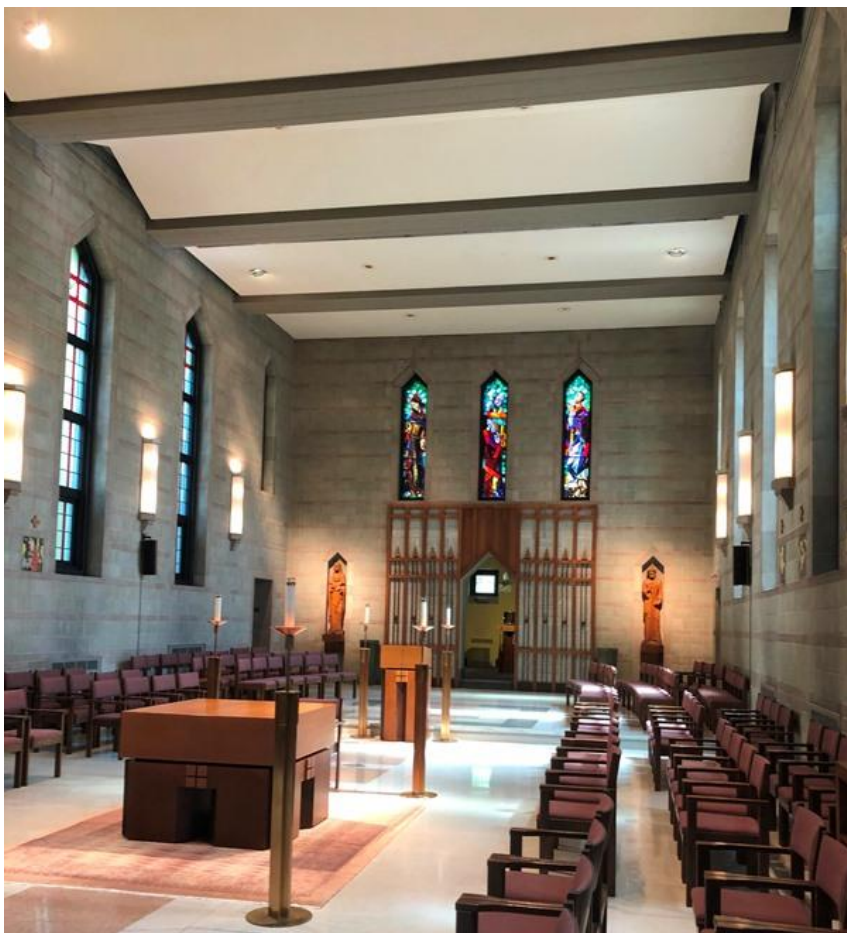
3. St. Basil's Seminary, principal (north) façade and side (west) façade with later stair tower and glazed entrance at the corner. (Heritage Planning, 2021)



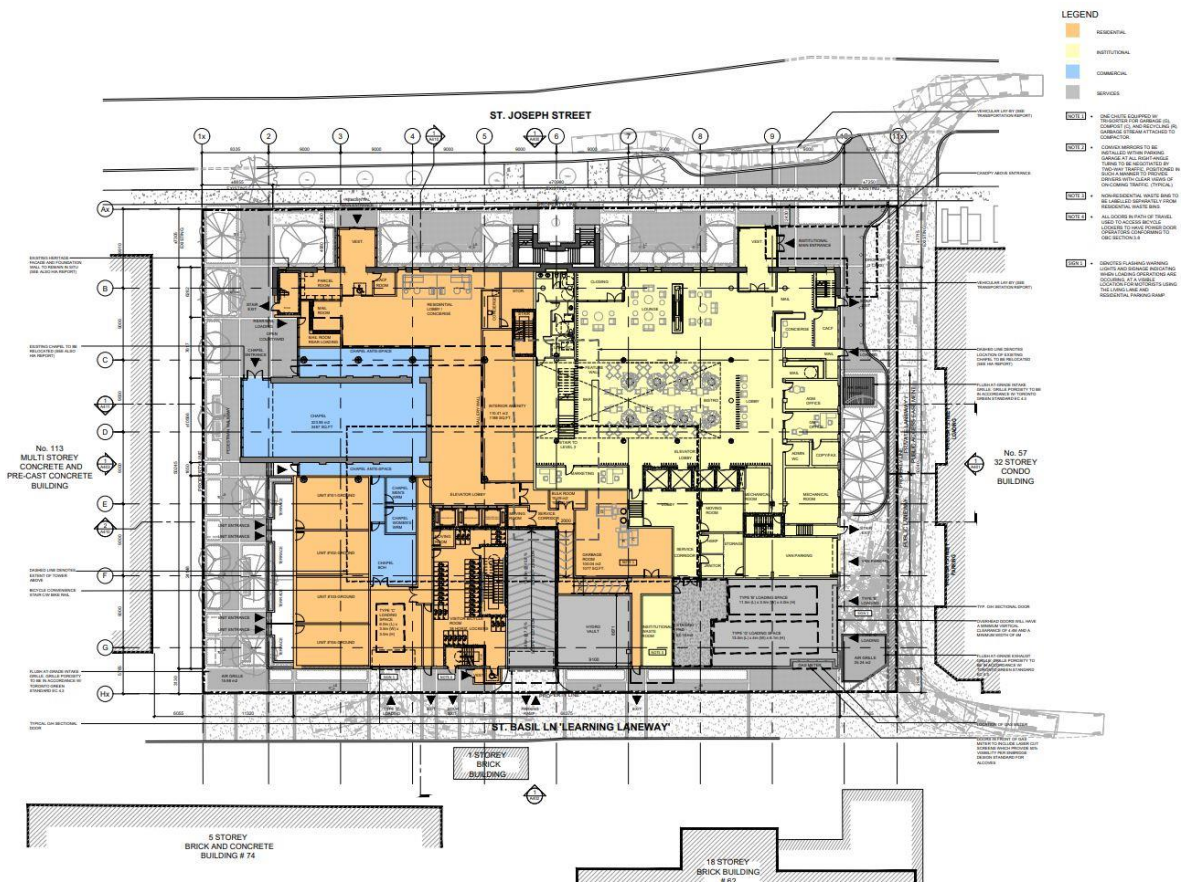
4. View of the south elevations of the west wing of St. Basil's Seminary and Newman Hall Chapel facing St. Basil Lane (Heritage Planning, 2021)



5. Newman Chapel, principal, north elevation facing the west courtyard (Heritage Planning, 2020)



6. Chapel interior looking south with the post-Vatican II arrangements which set the altar in the middle of the congregation and the pulpit on axis to the south. (Heritage Planning, 2020)



Ground floor plan (CORE Architects Inc., October 20, 2021)



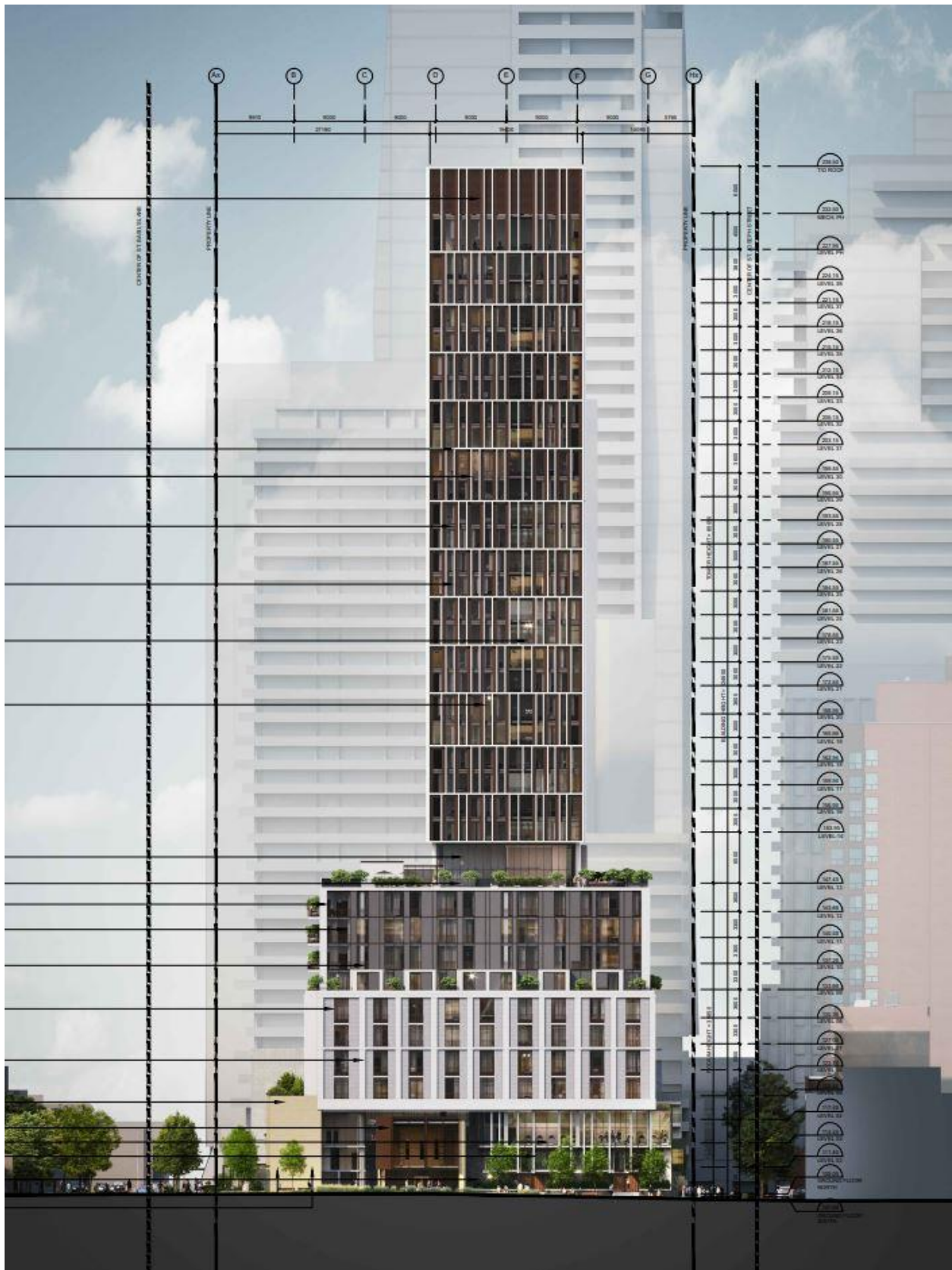
Principal (north) elevation (CORE Architects Inc., October 20, 2021)



East side elevation (CORE Architects Inc., October 20, 2021)



Rear (south) elevation (CORE Architects Inc., October 20, 2021)



West side elevation (CORE Architects Inc., October 20, 2021)



4 NORTH/WEST VIEW FROM ST. JOSEPH STREET



3 SOUTHWEST VIEW FROM ST. BASIL'S LANE

Northwest view above and southwest view below (CORE Architects Inc., October 20, 2021)



2 NORTH/EAST VIEW FROM ST. JOSEPH STREET



1 SOUTH/EAST VIEW FROM ST. BASIL'S LANE

Northeast view above and southeast view below (CORE Architects Inc., October 20, 2021)



1 NORTHWEST VIEW FROM ST. JOSEPH STREET

Northeast view (CORE Architects Inc., October 20, 2021)



2 SOUTHWEST VIEW FROM ST. BASIL'S LANE

Southwest view (CORE Architects Inc., October 20, 2021)